

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

Chair Rosenbaum called the regular meeting of the Planning Commission to order at 7:00 p.m., **Wednesday, August 4, 2004**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Mary Lee Rosenbaum, Chair
Randy Neff, Vice Chair
Michael Christianson
Charles Umeda
Rene Sakala

Staff Present: Deborah Woldruff, Director, Community Development
Richard Holdaway, City Attorney
Rolland Crawford, Director/Fire Chief, Public Safety
Lori Lamson, Senior Planner
Raul Colunga, Assistant Planner
Jeff Peterson, Associate Engineer, Public Works Department
Jocelyne Larabie, Administrative Secretary

ITEMS TO BE DELETED OR ADDED

Director Woldruff stated that there were no items to be added or deleted. However, she explained that the applicant for Tentative Parcel Map No. 16477 had contacted staff to ask for a continuance.

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation.

CONTINUED ITEMS

PUBLIC HEARING

PC-04-41 - TENTATIVE PARCEL MAP NO.16477 - A request to subdivide the vacant area located at west end of the Loma Linda Plaza from the rest of the center, thereby creating a 3.18-acre parcel (Parcel 1) and a 10.02-acre parcel (Parcel 2). The site is located in the Neighborhood Business (C-1) zone, on the northwest corner of Barton Road and Mountain View Avenue.

Director Woldruff informed the Planning Commission that the applicant was unable to attend the meeting and had requested a one-month continuance.

Motion by Neff, seconded by Umeda, and unanimously carried by a vote of 5-0 to continue the item to the adjourned regular meeting of August 25, 2004.

PC-04-42 - PRECISE PLAN OF DESIGN (PPD) NO. 04-05. - A request to construct 51 single-family homes on 11.1 acres located on the northeast corner of Whittier Avenue at First Street. The site was previously approved for subdivision via Tentative Tract Map (TTM) No. 15422.

Assistant Planner Colunga presented the staff report and explained that Precise Plan of Design (PPD) 04-05 was an item continued from the July 7, 2004 Planning Commission meeting. He continued to say that Richmond American Homes was requesting to develop Tentative Tract Map (TTM) No. 15422 approved by City Council on November 2, 2002.

Mr. Colunga explained that the subject site was 11 acres located at the north east corner of Whittier Avenue at First Street in the Bryn Mawr area of Loma Linda and that the site had been approved for 52 lots, however, the applicant had since revised the plan and reduced the project by one lot to 51 proposed new homes. He added that the applicant was proposing a park space in the middle of the proposed community, which was not on the original tract map. Mr. Colunga

described the project as having a gross density of 4.6 du/ac (5.9 du/ac net) with an average lot size of 4,000 sq. ft. and living space ranging from approximately 1,800 to 2,500 sq. ft.

Mr. Colunga reminded the Planning Commission that when the Tentative Tract Map was approved in 2002, two major issues were noted, the requirement for a 4:1 berm on the southern boundary of the project to mitigate the train noise, and the concern with the line of site for current residents of the area. He explained that to mitigate the noise, a 6 ft. wall was required atop a berm with a slope of 2:1 on the interior side of the berm. He added that both sides of the berm would be landscaped. As for the line of site, he reported that a condition of approval was added that would require future development to be sensitive to the residents on the south side of First Street and not completely block the views of the San Bernardino Mountains to the north.

Mr. Colunga provided two photographs to illustrate the mitigation of the view shed. The first photo showed the line of site looking north from First Street north to Lot 1, which was plotted to be a story and a half model, Plan 1 floor plan with the entire second story within the pitch of the roof. He continued to say that on Lot 2 to the west, a Plan 2A alternate model without the 4th bedroom over the garage was plotted. Mr. Colunga described the second photo looking north to Lot 36 from First Street, which was plotted with the same Plan 1 floor plan because it did not block the views of the mountains to the north.

At the Planning Commission meeting of July 7, 2004, the design of the homes was discussed and the Commissioners voiced several concerns. Chair Rosenbaum provided the following list of comments, to be forwarded to the applicant.

1. Revise the floor plan on Plan 2 to show the exterior side door leading from the garage.
2. Revise the park space to provide amenities for all ages. Playground equipment should be accessible to all people, i.e. – physically challenged.
3. The flower boxes shown on the second floor of Plan 2 shall use some type of material other than wood.
4. Provide a gathering place in the front of Plan 2C. Examples may include a courtyard feature with hardscape, pavers, etc.
5. Landscape plans shall indicate shade trees oriented on the south and west sides of the house to reduce the heating effect on houses.
6. Concern has been raised about the openness of the interior of the subdivision with walls and fences. Address the exterior appearance of front and side yard walls.
7. Concern has been raised to provide more natural light in the garages. Consideration should also be given to provide cabinets and storage space inside the garages.
8. On Plan 2A, add windows on the side of bedroom 2, 3, 4 on the right and left side elevations. Perhaps small windows can be added on the side of the master bedroom.
9. On Plan 2C, add windows on the side of bedroom 2, 3, 4 on the right and left side elevations. Perhaps small windows can be added on the side of the master bedroom.
10. On the Plan 2A & C model, utilize an architectural element to break up the blank space on the rear side of the garage.
11. On the Plan 2AX corner model, provide a wrap around porch from the street side elevation to the front side elevation. The porch shall include the front windows of the living room.
12. Please identify the space shown on the Plan 3D model on the second floor. It is in front of bedroom 4 and west of the area open to below.
13. Provide more windows on the right side of Plan 3B.
14. A request is made to consider using a Plan 2 on Lot 41 where the garage is pushed back.
15. Where possible, the Plan 1B model should have an eight-foot porch to make it consistent with other models.

Mr. Colunga continued to say that the applicant had modified the plans to conform to the Planning Commission's requirements. He stated that staff was pleased with the changes but felt that the following suggestions would improve the project.

Mr. Colunga described the house designs, stating that there were three different models with two different styles, which represent modern adaptations of French Country, Craftsmen, Farmhouse and Traditional design.

On the elevation of the Plan 1 model, staff was concerned with the blank appearance of the wall on the right side elevation of Plan 1 A & 1B and staff was requesting a second window to be added in this general area. He continued stating that Plan 2 had three different designs with Plan 2AX corner model providing a wrap around porch on three of the five corner lots. He added that staff would like to suggest continuing the porch to the inside corner of the chimney and providing the wrap around porch on all five corner lots.

Mr. Colunga reported that staff was concerned with the blank appearance on the right side of the models 3B & 3D at the first floor level and suggested another window be added to either the service room or the pantry along with shutters added to all larger windows on all elevations where space permits.

Mr. Colunga further explained that Plans 1A & 2A had a rock veneer wainscot that should be carried around the sides and extended to the side yard fence, that it be limited to the left side only for Plan 2A and 2A Alternate, and be extended to the inside corner of the chimney on Plan 2AX corner model.

Plan 2C model which is a Traditional design plotted on 4 lots did not have a porch and staff would like to suggest a large size stoop for this model to provide a gathering place and allow room for chairs and potted plants.

Mr. Colunga concluded his presentation stating that with these changes added to the conditions of approval, staff recommended that the Planning Commission approve Precise Plan of Design (PPD) No. 04-05.

Chair Rosenbaum opened the public comment period 7:15 p.m.

Mr. Fred Ramos, 26445 First Street, Loma Linda addressed the Commission to voice his concern regarding the height of the sound barrier and to ask the Commission to consider reducing the height to a reasonable level. Director Woldruff explained that the noise analysis had been performed for the tentative tract map and that the conclusion was that the sound would not reverberate through the neighborhood. She added that if the height of the wall were to be changed, the environmental document would have to be redone.

Sandra Stevenson, 26245 Avenida Requero stated that she was not convinced that the area was as large as the applicant was saying and that she was ready to have the land surveyed at her expense. Director Woldruff explained that a survey had been done and that the tract map had been recorded and approved. Chair Rosenbaum suggested that Ms. Stevenson make an appointment to meet with staff so that they could provide her with the information she was requesting.

Cole Smith, P.O. Box 64, Bryn Mawr expressed his concern regarding the aesthetics of the berm and the 6-foot wall. He also asked why a traffic study had not been done. Director Woldruff replied that the issue had been addressed at the time the tentative tract map was approved. She provided him with her business card and added that she would be happy to answer all of his questions.

Marilyn Roberts, 11652 Pecan Way, Loma Linda, commented on the following items:

- Architecture too boxy
- No 6-foot high fence on the hill side
- Asked for 28' streets – Public Safety required 36 feet for emergency access
- Porches to be at least 8 feet
- Garage setbacks – make driveway more usable

Mary Ann Rodriguez, 26433 First Street asked what was the scope of the Planning Commission's discussion regarding the precise plan of design. She also commented on the perimeter wall and why it was still being considered when the residents did not like it. Chair Rosenbaum urged Ms. Rodriguez to make an appointment with the project planner, Assistant Planner Colunga.

Chair Rosenbaum closed the public comment period at 7:40 pm.

Chair Rosenbaum open the discussion and the Planning Commission commented on the following topics:

- Fence height of six feet – Senior Planner Lamson explained that it was the standard height allowable
- Porches – Increasing the size to eight feet - Where possible, Plan 1B model shall have an eight-foot porch to make it consistent with other models
- Driveways – New condition to require all cars be parked in the garages
- Mitigation of the train noise – Berm with 6-foot fence will be in place
- Drainage issue at First Street and Whittier Avenue – Senior Planner Lamson replied that it was addressed when the Tentative Tract was approved
- Non-potable water system – Associate Engineer Peterson replied that the location would be illustrated on the plans and the non-potable water lines would be activated when it is

available. He added that all developers would be required to include non-potable lines when designing projects

- Garages – Garage doors to be designed to be more appropriate to the style of the house
- Street lighting – Senior Planner Lamson explained that the lighting plan met the requirements to preclude the light from bleeding into the surrounding properties.

As a result of further discussion, the following conditions were added and/or amended:

Condition 1.20:

During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 7:00 p.m. to 7:00 a.m.

Condition 1.23:

Rock Veneer on the sides of Plan 1A and 2A shall be extended to the side yard fence.

Condition 1.25:

Where space permits, the applicant shall provide shutters on all larger windows for more visual interest. Modified elevations shall be reviewed and approved by the Community Development Department.

Condition 1.27:

The applicant shall provide a variety of garage doors that are more in keeping with the design of the architecture such as a carriage door and shall have window lite panels.

Condition 1.41:

Wood fencing in side and rear yards shall be five feet in height.

Condition 1.47:

The Plan 2C model shall incorporate two flower garden window boxes made of metal or durable simulated wood material with a baked on manufactured finish on the front two bedrooms of the second story.

New Condition 1.48

Where appropriate and where space permits the applicant shall provide a larger front stoop on Plan 2C to allow room for benches and potted plants to promote outdoor gathering areas.

Condition 1.49:

The cactus plants located adjacent to the easterly property boundary line shall be protected and preserved in place. If the cactus plants are located on the subject property, the plants shall be boxed, preserved, and transplanted either to the landscape berm or to a location agreed upon by the Community Development Department, the residents in the Bryn Mawr area and the applicant.

Condition 2.5:

Deleted because it is a standard requirement of the City.

Motion by Umeda, seconded by Sakala, and carried by a vote of 4-1, Christianson opposed, to approve the request to construct 51 single-family homes on 11.1 acres located on the northeast corner of Whittier Avenue at First Street based on the findings and subject to the amended Conditions of Approval.

PC-04-43 - GENERAL PLAN UPDATE PROJECT - The project is a comprehensive update to the City's General Plan, which was originally adopted in 1973. A Draft General Plan document has been prepared based on public input received in various public workshops over the past two years. The draft document has been designed to respond to and reflect the City's changing conditions and community goals in order to guide the City's development during the next twenty years. The project boundaries include all of the City's corporate limits and the Sphere of Influence in the San Bernardino County unincorporated areas generally located south of Redlands Boulevard, east of California

Street, south of Barton Road and west of the San Timoteo Creek Channel, and the southeast portion of the South Hills area into San Timoteo Canyon and south to the Riverside County line. The Draft General Plan document addresses issues and sets broad policies related to Land Use, Community Design, Circulation, Economic Development, Housing, Conservation, Open Space, Noise, Safety, Public Services and Facilities, and Historic Preservation.

Chair Rosenbaum stated that this item had been continued from the July 21, 2004 meeting. She added that two new Planning Commissioners had been appointed since then and had not had the opportunity to review the entire document. She suggested that this item might be continued to the August 25, 2004 meeting.

Commissioner Umeda requested that Commission Sakala and himself meet with staff to discuss the General Plan Update document so they can familiarize themselves with the document.

Motion by Umeda, seconded by Christianson, and carried by a vote 4-1, Neff opposed to continue the discussion of the General Plan Update project at the special meeting of August 25, 2004.

Referring to a letter submitted by Mr. Ted Miller on the zoning on Barton Road, there was a brief discussion regarding the concerns of the public regarding the General Plan and the possibility that these comments could represent extra options for the Planning Commission when revising the document. Director Woldruff stated that Mr. Miller's letter would be added on the agenda for the August 25th meeting along with any other public comment received.

PC-04-44 - PRECISE PLAN OF DESIGN (PPD) NO. 04-06 - A request to construct fifty (50) single-family homes on a 6.97-acre site located on the south side of Newport Avenue, west of Bryn Mawr Avenue and south of Barton Road. The site was previously approved for subdivision via Tentative Tract Map (TTM) No. 16382.

Assistant Planner Colunga gave the staff report stating that the item had been continued from the July 7, 2004 Planning Commission meeting. He added that the applicant, Richmond American Homes was seeking to develop Tentative Tract Map (TTM) No. 16382 that was approved by the City Council on October 28, 2003. He continued to say that the subject site is currently a seven-acre orange grove between the Bryn Mawr Post Office and the Postal Annex fronting on Newport Avenue south of the intersection with Barton Road.

Mr. Colunga explained that the site was approved for 50 rear-loaded homes with garage access from alleyways with two entrances to the tract; the main access on the east side, and a west entrance to be used for emergency access only. He reminded the Commission that a condition of approval from the tract map required that two rows of orange trees from the existing grove be transplanted along the front of the project boundary. He added that the applicant had provided documentation from the landscape architect and arborist that this would not be feasible, and that they were proposing Holly Oak trees as a replacement, which are on the City of Loma Linda street trees list.

Mr. Colunga stated that the focal point of the project would be a central park that would include a lawn volleyball court, picnic area, benches, barbecues, a drinking fountain and the central mailboxes. He added there would be picnic tables under a trellis structure and Playworld Systems playground equipment.

He described the housing designs as three two-story models, in three different styles reflecting modern adaptations of Spanish, Traditional, and Cottage design on minimum lot sizes of 2,800 sq. ft with living space ranging from 2,100 to 2,500 sq. ft.

Mr. Colunga explained that Plan 1 was a traditional design, which included wood siding on all four sides of the house, with window surrounds and shutters to address concerns of four-sided architecture. He continued to say that Plan 2 featured front porches, window surrounds and shutters. He pointed out that Plan 3A, of which there are 9 units did not have porches and that the applicant would address the issue during their presentation.

Mr. Colunga reported that Chairman Rosenbaum had provided the following list of design concerns that staff had forwarded to the applicant.

1. Revise the park space to provide amenities for all ages. Playground equipment should be accessible to all people, i.e.-physically challenged.
2. Landscape plans shall indicate shade trees oriented on the south and west elevations to help reduce the heating effect on houses.

3. Concern has been expressed to maintain Orange Trees at the front entrance to the project. An Orange Tree is a theme tree. If it is your desire not to plant orange trees, the Landscape Architect and Arborist should be present to explain why the orange trees will not work.
4. Consideration should be given to use Oak trees on the inside of the project- i.e. the park space.
5. "Shady Lane" should have large size evergreen shade trees throughout the tract.
6. The plans without porches, Plan 1C & 3A, do not have a gathering place in the front. Consideration should be given to provide some gathering space- i.e.- a courtyard feature using hardscape, pavers, etc.
7. Consideration should be given to provide cabinets and storage space inside the garages.
8. Illustrate the side door to the garage on the Plan 2. It is shown on the elevation but not on the floor plan.
9. Consideration should be given to putting a window on the side of bedroom 3 to address the blank space on Plan 2 A, B, C.

He added that the applicant had addressed these concerns and staff was pleased with the changes. However, there were a few changes that could improve the designs, such as:

- Shutters should be added to all larger windows on all elevations where space permits. This will help to make the house appear to have four-sided architecture.
- To encourage more of a gathering area due to the absence of a front porch on Plans 1C and 3A, staff recommends that a larger stoop be provided.
- Finally, staff recommends a minimum size of 36-inch box trees be planted along the Newport frontage to provide more of an established appearance.
- With these changes as described in the conditions of approval, staff recommends the PC approve PPD No. 04-05. Staff is available for questions.

Chair Rosenbaum opened the public comment period at 9:10 p.m.

Senior Planner Lamson explained to the Commission that Ms. Marilyn Roberts had to leave the meeting but that she wanted her comments to be provided to the Commission. Ms. Roberts would like to see the pillars on the porches be made wider and added to Lots 5 and 23.

Chair Rosenbaum closed the public comment period at 9:11 p.m.

Chair Rosenbaum asked if the concerns of the Planning Commission on TTM 15422 could carry true for TTM 16382, and that staff might work with the applicant to apply the changes to both projects wherever applicable, as the same builder, Richmond American Homes, was proposing this project. Mr. Mitchell, of Robert Mitchell and Associates stated that he would be happy to work with staff to address any comments or suggestions on either of the projects.

Commissioner Umeda briefly enumerated the conditions that were amended for the previous item PPD No. 04-05 and could be applied to the current item: Garage doors, hours of construction activities, height of the fences, shutters, and the depth of the porches.

A brief discussion ensued regarding the Holly Oaks that were proposed in replacement of the orange trees and the depth of the proposed porches with pillars. The consensus was that the pillars be enlarged to eight inches and the applicant would provide a variety of elevations on selected models.

Conditions of Approval

Condition 1.13:

During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 7:00 p.m. to 7:00 a.m.

Condition 1.31:

Wood fencing in side and rear yards shall be five feet in height.

Condition 1.27:

The Holly Oak trees located along the Newport frontage shall be two rows of 36-inch box size trees.

Condition 2.1:

All construction shall meet the requirements of the editions of the Uniform Building Code (UBC)/California Building Code (CBC) and the Uniform Fire Code (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

Condition 2.2

Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and as further modified herein, all future buildings to be constructed within the area of the tract shall be equipped with fully automatic fire sprinkler systems meeting the requirements of National Fire Protection Association (NFPA) 13D. 13D Section 4-6 shall be modified so as to provide additional sprinkler coverage beyond that specified in the standard, e.g., in garages, attached porches, additional small rooms and concealed spaces, etc, specific language will be provided at the time of plan review.

Condition 2.3:

Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler systems shall be submitted to Fire Prevention for review and approval prior to installation.

Condition 2.4:

Deleted because it is a standard requirement of the City.

Condition 2.5:

Lot address shall be as assigned by the Department of Public Safety in a separate document, upon receipt of a working copy of the final tract map.

Condition 2.7

A Knox key entry system, or alternative system acceptable to the Department of Public Safety, shall be required for the emergency access entrance located closest to the Newport/Barton intersection.

New Community Development Department Condition:

All shrubs proposed in the open space, parks, front yards, and exterior side yards, which are planted by the developer shall be a minimum of five gallon in size.

Motion by Christianson, seconded by Neff, and carried by a vote of 5-0, to approve the revised Shady Lane Planned Community Document and approve the request to construct fifty (50) single-family homes, Precise Plan of Design (PPD) No. 04-06, on a 6.97-acre site located on the south side of Newport Avenue, west of Bryn Mawr Avenue and south of Barton Road based on the findings and subject to the amended Conditions of Approval. The site was previously approved for subdivision via Tentative Tract Map (TTM) No. 16382.

Assistant Planner Colunga commented to the Planning Commission that language stating that the applicant shall address the Commission's comments regarding the carriage style garage doors would be added as Condition of Approval 1.44.

APPROVAL OF MINUTES

There were no minutes to approve.

REPORTS BY THE PLANNING COMMISSIONERS

Vice Chair Neff commented on the issue of the train noise and asked Senior Planner Lamson to provide her comments. Ms. Lamson stated that when the tract map was initially approved, language was put into place so that in the event that changes occurred in regards to the use of the train whistles the issue could be reconsidered if the project had not yet started construction. She added there have been indications of possible changes in the legislature that would allow

trains to blow the whistle only at the actual crossings. This would impact the crossing at Whittier Avenue.

Mr. Neff pointed out that the Planning Commission should not lose sight of the possibility of eliminating the whistle and being able to revisit conditions for this and other similarly affected projects at a future time.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

No reports were presented.

ADJOURNMENT

Motion by Christianson, seconded by Neff, and unanimously carried to adjourn to the Adjourned Regular meeting on August 25, 2004.

The meeting was adjourned at 9:50 pm

Minutes approved at the Special meeting of January 12, 2005.

Administrative Secretary

I:\PlanningCom (PC)\PC 2004\04Aug04M-app.doc